

PLANNING AND REGULATORY COMMITTEE

Date: 17 March 2021

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

204274 - PROPOSED IMPROVEMENTS TO EXISTING FIELD ACCESS AND CONSTRUCTION OF FARM TRACK AT LAND ADJOINING DUKE STREET, WITHINGTON, HEREFORDSHIRE

For: Ms Leake per Mr Paul Smith, 1 Whitby House, Commercial Street, Hereford, Herefordshire, HR1 2EH

ADDITIONAL REPRESENTATIONS

Letter received from applicants agent:

"I refer to a letter of objection submitted by Mr. P. Bainbridge as a late representation. Mr. Bainbridge has chosen to interpret this application as proposing the replacement of an existing farm access. This is incorrect.

My letter submitted with the planning application stated: "The proposed improvement to the existing accesswould provide an alternative, much safer route from the public highway to the farm buildings.". No mention is made of the closure of an existing access. Rather, the proposal offers a greater and safer choice of farm accesses.

Most farm traffic originates from the north-west of the village (from the Withington Marsh direction). A minority of farm traffic originates from the north of the village which accesses the Lock Road main farm entrance and this will continue. No farm traffic originates from the main part of the village to the south or would approach the Duke Street access.

Therefore, the rejection of the proposed improvements will result in the continued, historic use of the Duke Street access in its current state or to perpetuate the pattern of most farm traffic having to negotiate the 90 -degree road bend and pass the school entrance, narrow junction and main school entrance to enter or depart the Lock Road entrance. Clearly, the proposal would improve highway and pedestrian safety not worsen it."

NO CHANGE TO RECOMMENDATION

**191409 - PROPOSED REDEVELOPMENT OF TOWER LODGE,
15 LINTON LANE, BROMYARD TO INCLUDE ALTERATIONS
TO EXISTING DWELLING TOGETHER WITH CONSTRUCTION
OF TWO NEW DWELLINGS AT TOWER LODGE, 15 LINTON
LANE, BROMYARD, HEREFORDSHIRE**

**For: Mr Paul Brooks, Allsetts Farm, Broadwas, Worcester,
WR6 5NS**

ADDITIONAL REPRESENTATIONS

Following publication of the officer report, members were emailed directly by a local resident, whom had already made representation, further objecting to this application. This is repeated below:

“Objection to planning proposal 191409

Re Tower Lodge 15, Linton Lane, Bromyard HR74DQ

Below are summary notes of the main issues in the above objection

- 1. The above planning application has been rejected twice by the Bromyard Planning Committee.*
- 2. Over 50 letters of objection have already been submitted as well as a 30+ signature petition from residents in Linton Lane and Linton Park*
- 3. In a similar, relevant proposal (Red Lynch no. HCC 181415) was rejected by both councils due to over development, inadequate access road and safety. This rejection was also confirmed on Appeal (APP/W/1850/19/322258200).*

Thus a legal precedent has already been set as Linton Lane access situation is in a far worse position than the Red Lynch case.

- 4. Linton Lane and Linton Park are already over developed with all levels of housing/ages and no vacant plots.*
- 5. Linton lane is already inadequate for all users. due to:*
 - a. Its narrow width (under 3 metres in places) with high stone wall boundaries (part in a conservation area) which are already starting to crumble.*
 - b. No pavement or public passing areas.*
 - c. The poor condition of the road surface with the risk of underground services being damaged by construction vehicles*
 - d. Exposed main gas pipes on lower Linton Lane.*
 - e. Entrance from Tower Hill, the A44 and the Hospital expose challenges due to its accessibility and dangerous blind turns*
 - f. Service vehicles as well as hospital traffic also use Linton Lane as a short cut.*

Thus posing a major Health and Safety issues to both the residents and public

- 6. There is already a concern/objection letter from Welsh Water about the suitability of the drainage system of this area as well as the HRA/Phosphate issue*
- 7. The Visual Amenity/Privacy of many residents of Linton Park (especially numbers 59, 60 and 45 + 46 & 47) will be adversely affected by the above development .*

We (as residents and concerned citizens) believe that any further development on Linton Lane is an accident waiting to happen and a major Health and Safety issue.”

A second representation was also received, this also repeated verbatim below:

“Our objections to the above planning application remains same as in our letter of the 13th May 2019. Furthermore we do not understand why one man for the sole pursuit of profit can have such a negative impact on so many other people's lives it is wrong and should not be allowed”.

A further 2 emails have been received from a Kenneth James and Frances Surridge on behalf of a local caravan park. The former restating previous objections and also referring to the pursuit of profit being put before the negative impact on peoples` lives.

The latter is set out below:

We are writing to express our concern regarding the planning application submitted to Herefordshire council for the proposed redevelopment of Tower Lodger 15 Linton Lane, Bromyard. Country Parks Ltd owns and operates Linton Park and we believe that this development will have a negative impact on the residents of Linton Park. We understand that a number of them have written to you separately to express their concern.

Linton lane is the only access to a number of the homes and it is both narrow and neglected. Due to the banks on the side of the lane, it is not possible to jump out of the way of cars when they drive up. The road surface is also in an extremely poor condition. As the park caters for people who are over 45 years of age, many of the people walking up Linton lane lack the mobility to get out of the way of vehicles, especially construction vehicles.

Country Parks Ltd supports the views of the residents of Linton Park. We believe that to agree this planning application, would cause over-development of the locality and create a hazard in a lane, that is already not suited for the existing traffic; let alone construction/additional traffic. This application clearly constitutes a health and safety issue.

We ask that you refuse the planning application and look to improving the lane for the existing users as a matter of urgency.

OFFICER COMMENTS

The only new material planning consideration is the citing of an appeal decision on the other side of the A44 within the north-west area of Bromyard. Members are advised that appeal decisions can be a material consideration. However, it should also be clarified that this application has been amended since validation to omit a new dwelling in the west of site (front garden of 15 Linton Lane), and this no longer forms part of this application. In the view of officers this addresses matters of overdevelopment. Members will note that the Area Engineer Team Leader raises no objections.

NO CHANGE TO RECOMMENDATION